

NOTICE OF KEITH COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Keith County in Ogallala, Nebraska, the following educational lands within said County:

DATE: November 25, 2013

TIME: 1:30 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 5, 2013, at 1:30 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
2	Portions of SE4, All of S2SW4 lying South of Irrigation Canal and Portions of Lots 4 & 5 (100.903 acres, more or less)	08-13-35	\$3,745.18	December 31, 2019

Predominant Land Use: Dryland cropground

This tract is located at the I-80 Interchange at Paxton, NE.

Improvements and crops to be sold include: 29.76 acres of soil amendments (Gypsum and Humus) to negate alkalinity and salinity created by high water table and 49.26 acres of alfalfa. Total Value: \$9,925.00

The lessee elects to harvest 26.62 acres of dryland wheat.

STIPULATION: The appraised value and contributory value to the land of the 29.76 acres of soil amendments (Gypsum and Humus) inventoried as appraisable improvements for a total of \$7,000.00, and all costs thereof will be fully depreciated at the expiration or termination of this Lease, at which time the appraised value and contributory value to the land of the 29.76 acres of soil amendments (Gypsum and Humus) will be zero and they will not be appraisable improvements.

5a	The fenced farmstead, improvement site and adjacent pasture of approximately 131.62 total acres in N2 (131.62 acres, more or less)	16-13-35	\$3,136.38	December 31, 2021
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Predominant Land Use: Grassland with improvement site

This tract is located 2 miles south and 1/2 mile east of Paxton, NE.

Improvements to be sold include: 500 rods of fence, stock/domestic well, submersible pump, pressure system, buried waterline and hydrants, corrals and feed bunks, house and garage. Total Value: \$30,950.00

The barn, storage garage, 2 chicken houses, 2 wood frame granaries, diesel fuel tanks, propane tank and livestock water tanks are to be considered personal property and are subject to removal by the previous lessee.

29	E2 except 4 acres of County Road (316 acres, more or less)	16-13-37	\$36,603.00	December 31, 2021
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Predominant Land Use: Irrigated and dryland cropground

This tract is located 2 miles south and 1 mile east of Roscoe, NE.

Improvements and crops to be sold include: 2 irrigation pumps and motors including submersible pumps, columns, bowls, panels and wiring, buried electrical powerline, 60.4 acres of chemical spraying of wheat stubble and 254.6 acres of pivot irrigated wheat. Total Value: \$33,710.00

The 2 center pivot sprinkler systems including discharge tubes, chemigation valves and flow meter, if any, and 2 fertilizer tanks are to be considered personal property and are subject to removal by the previous lessee.

The 2 irrigation wells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The appraised value and contributory value to the land of the buried electrical powerline inventoried as an appraisable improvement for a total of \$140.00, and all costs thereof will be fully depreciated at the expiration or termination of this Lease, at which time the appraised value and contributory value to the land of the buried electrical powerline will be zero and it will not be an appraisable improvement.

56	All except fenced out residential acreage and improvement site along West boundary of W2NW4 (629 acres, more or less)	36-13-40	\$11,991.86	December 31, 2021
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Predominant Land Use: Grassland
This tract is located 2 miles south and 1 mile east of Brule, NE.
Improvements to be sold include: 945 rods of fence and submersible pump complete. Total Value: \$6,675.00
The stock tank is to be considered personal property and is subject to removal by the previous lessee.
The stockwell is owned by the School Trust and all right, title and interest shall remain with the School Trust.
STIPULATION: No grazing shall be permitted prior to April 1, 2014, on the pasture acres located on this Lease.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS	
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